

State of Nevada  
Department of Wildlife  
Gallagher Fish Hatchery  
Facility Condition Analysis

# GALLAGHER FISH HATCHERY

H. C. 60  
Ruby Valley, Nevada 89833

**Site Number: 9881**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in April 2013

State of Nevada  
Department of Wildlife  
Gallagher Fish Hatchery  
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

**This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

**Class Definitions**

**PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)**

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

**PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)**

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9881

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0927	GALLAGHER HATCHERY RESIDENCE #1 GARAGE H.C. 60, Ruby Valley, Elko County      Ruby Valley	288	1966	6/27/2012	\$0	\$3,940	\$0	\$3,940	\$21,600	18%
0923	GALLAGHER FISH HATCHERY OFFICE & SHOP H.C. 60, Ruby Valley, Elko County      Ruby Valley	3246	1966	6/27/2012	\$65,928	\$53,099	\$0	\$119,027	\$811,500	15%
0931	GALLAGHER HATCHERY RESIDENCE #3 GARAGE H.C. 60, Ruby Valley, Elko County      Ruby Valley	288	1955	6/27/2012	\$0	\$3,040	\$0	\$3,040	\$21,600	14%
0922	GALLAGHER FISH HATCHERY H.C. 60, Ruby Valley, Elko County      Ruby Valley	5280	1966	6/27/2012	\$24,120	\$117,720	\$0	\$141,840	\$1,320,000	11%
0932	GALLAGHER FISH HATCHERY RESIDENCE #4 H.C. 60, Ruby Valley, Elko County      Ruby Valley	1100	1965	6/27/2012	\$1,000	\$11,500	\$5,500	\$18,000	\$192,500	9%
0933	GALLAGHER FISH HATCHERY RESIDENCE #5 H.C. 60, Ruby Valley, Elko County      Ruby Valley	1100	1965	6/27/2012	\$1,000	\$11,500	\$5,500	\$18,000	\$192,500	9%
0934	GALLAGHER FISH HATCHERY RESIDENCE #6 H.C. 60, Ruby Valley, Elko County      Ruby Valley	1100	1966	6/27/2012	\$1,000	\$11,500	\$5,500	\$18,000	\$192,500	9%
0928	GALLAGHER FISH HATCHERY RESIDENCE #2 H.C. 60, Ruby Valley, Elko County      Ruby Valley	1100	1956	6/27/2012	\$2,000	\$5,500	\$5,500	\$13,000	\$192,500	7%
0929	GALLAGHER HATCHERY RESIDENCE #2 GARAGE H.C. 60, Ruby Valley, Elko County      Ruby Valley	288	1966	6/27/2012	\$0	\$1,440	\$0	\$1,440	\$21,600	7%
0926	GALLAGHER FISH HATCHERY RESIDENCE #1 H.C. 60, Ruby Valley, Elko County      Ruby Valley	1100	1965	6/27/2012	\$1,000	\$5,500	\$5,500	\$12,000	\$192,500	6%
0939	DOMESTIC PUMP HOUSE H.C. 60, Ruby Valley, Elko County      Ruby Valley	88	1966	6/27/2012	\$0	\$440	\$0	\$440	\$8,800	5%
2542	METAL STORAGE BUILDING H.C. 60, Ruby Valley, Elko County      Ruby Valley	201	0	6/27/2012	\$0	\$201	\$0	\$201	\$4,020	5%
3142	EMERGENCY GENERATOR BUILDING H.C. 60, Ruby Valley, Elko County      Ruby Valley	640	2006	6/27/2012	\$0	\$0	\$4,480	\$4,480	\$96,000	5%
0936	GALLAGHER HATCHERY SHADE SHELTER #1 H.C. 60, Ruby Valley, Elko County      Ruby Valley	11000	1966	6/27/2012	\$0	\$22,000	\$0	\$22,000	\$825,000	3%
2543	NDF FIRE TRUCK GARAGE H.C. 60, Ruby Valley, Elko County      Ruby Valley	714	0	6/27/2012	\$0	\$0	\$1,428	\$1,428	\$53,550	3%
3145	RESIDENCE #1 GARAGE H.C. 60, Ruby Valley, Elko County      Ruby Valley	840	2006	6/27/2012	\$0	\$0	\$1,680	\$1,680	\$63,000	3%

Site number: 9881

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3146	RESIDENCE #2 GARAGE	840	2006	6/27/2012	\$0	\$0	\$1,680	\$1,680	\$63,000	3%
	H.C. 60, Ruby Valley, Elko County									
	Ruby Valley									
0935	GALLAGHER HATCHERY SHADE SHELTER NORTH	804	1955	6/27/2012	\$0	\$0	\$1,500	\$1,500	\$80,400	2%
	H.C. 60, Ruby Valley, Elko County									
	Ruby Valley									
3143	CONTROL BOX #1	162	2006	6/27/2012	\$0	\$0	\$500	\$500	\$32,400	2%
	H.C. 60, Ruby Valley, Elko County									
	Ruby Valley									
3144	CONTROL BOX #2	162	2006	6/27/2012	\$0	\$0	\$500	\$500	\$32,400	2%
	H.C. 60, Ruby Valley, Elko County									
	Ruby Valley									
3140	REARING BUILDING	32264	2006	6/27/2012	\$0	\$0	\$32,264	\$32,264	\$2,742,440	1%
	H.C. 60, Ruby Valley, Elko County									
	Ruby Valley									
3141	VEHICLE STORAGE BUILDING	4000	2006	6/27/2012	\$0	\$0	\$4,000	\$4,000	\$340,000	1%
	H.C. 60, Ruby Valley, Elko County									
	Ruby Valley									
3139	WATER TANK	200	2006	6/27/2012	\$0	\$0	\$1,000	\$1,000	\$100,000	1%
	H.C. 60, Ruby Valley, Elko County									
	Ruby Valley									
9881	GALLAGHER FISH HATCHERY SITE		1940	6/27/2012	\$15,000	\$20,000	\$0	\$35,000		0%
	H.C. 60, Ruby Valley, Elko County									
	Ruby Valley									
Report Totals.....:		66,805			\$111,048	\$267,380	\$76,532	\$454,960	\$7,599,810	6%

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<b>GALLAGHER FISH HATCHERY RESIDENCE #6</b>	<b>0934</b>
<b>GALLAGHER FISH HATCHERY RESIDENCE #5</b>	<b>0933</b>
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**GALLAGHER FISH HATCHERY SITE**

SPWB Facility Condition Analysis - 9881

Survey Date: 6/27/2012

**GALLAGHER FISH HATCHERY SITE****BUILDING REPORT**

The Gallagher Fish Hatchery is located on the east slope of the Ruby Mountains in Ruby Valley. Originally built in 1940 by Elko County in conjunction with the State Fish and Game Commission, it now is part of the Department of Wildlife's fish hatchery program. The facility has a hatchery, offices, rearing stations and raceways as well as storage and maintenance structures to support fish rearing and stocking programs. The site is fed via two natural springs which feeds the hatchery system and also is pumped to a water storage tank on the mountain west of the residence area where domestic water is gravity fed to all areas of the site.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****Project Index #: 9881ADA1****ADA PARKING AND PATH OF TRAVEL****Construction Cost \$15,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway / landing to the public entrance. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9881ELE1****POWER LINE UPGRADE****Construction Cost \$20,000**

The main power line for the site is on the west side of the road and crosses the road to connect to the Office building. The pole is not tall enough to raise the lines above the height of large trucks and the line has been broken in the past. This project recommends working with the utility company to either provide a taller pole or bury the lines under the road. The estimate is based on the state providing all funding for the work.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$15,000</b>
<b>Priority Class 2:</b>	<b>\$20,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$35,000</b>

**RESIDENCE #2 GARAGE**

SPWB Facility Condition Analysis - 3146

Survey Date: 6/27/2012

## RESIDENCE #2 GARAGE

### BUILDING REPORT

The garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located adjacent to Residence #2.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: \$1,680

**Long-Term Needs****Four to Ten Years**

Project Index #: 3146EXT1

Construction Cost \$1,680

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the window, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 840

Year Constructed: 2006

Exterior Finish 1: 100 % Vinyl Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Wood Framing

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$63,000
Priority Class 3:	\$1,680	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$1,680	FCNI:	3%



**RESIDENCE #1 GARAGE**

SPWB Facility Condition Analysis - 3145

Survey Date: 6/27/2012

## RESIDENCE #1 GARAGE BUILDING REPORT

The garage is a wood framed structure with a composition roofing system on a concrete foundation. It is located adjacent to Residence #1.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: \$1,680

**Long-Term Needs****Four to Ten Years**

Project Index #: 3145EXT1

Construction Cost \$1,680

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the window, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 840

Year Constructed: 2006

Exterior Finish 1: 100 % Vinyl Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Wood Framing

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$63,000
Priority Class 3:	\$1,680	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$1,680	FCNI:	3%

**CONTROL BOX #2**

SPWB Facility Condition Analysis - 3144

Survey Date: 6/27/2012

**CONTROL BOX #2****BUILDING REPORT**

The Control Box is a concrete and steel framed structure in which the spring water flows through and is regulated by electronic controls for use in hatchery operations.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$500****Long-Term Needs****Four to Ten Years****Project Index #: 3144EXT1****EXTERIOR FINISHES****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 162****Year Constructed: 2006****Exterior Finish 1: 50 % Concrete****Exterior Finish 2: 50 % Metal Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Concrete & Steel****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$3.09</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$32,000</b>
<b>Priority Class 3:</b>	<b>\$500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$500</b>	<b>FCNI:</b>	<b>2%</b>

**CONTROL BOX #1**

SPWB Facility Condition Analysis - 3143

Survey Date: 6/27/2012

**CONTROL BOX #1****BUILDING REPORT**

The Control Box is a concrete and steel framed structure in which the spring water flows through and is regulated by electronic controls for use in hatchery operations.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$500****Long-Term Needs****Four to Ten Years****Project Index #: 3143EXT1****Construction Cost \$500****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 162****Year Constructed: 2006****Exterior Finish 1: 50 % Concrete****Exterior Finish 2: 50 % Metal Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Concrete & Steel****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$3.09</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$32,000</b>
<b>Priority Class 3:</b>	<b>\$500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$500</b>	<b>FCNI:</b>	<b>2%</b>

**EMERGENCY GENERATOR BUILDING**

SPWB Facility Condition Analysis - 3142

Survey Date: 6/27/2012

## EMERGENCY GENERATOR BUILDING

### BUILDING REPORT

The Emergency Generator Building is a wood framed structure with a composition roofing system on a concrete foundation. The emergency generator and switchgear for the hatchery is located in this facility.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$4,480****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES**

Project Index #: 3142EXT1

Construction Cost **\$1,280**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 4-5 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

Project Index #: 3142INT1

Construction Cost **\$3,200**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

**BUILDING INFORMATION:**Gross Area (square feet): **640**Year Constructed: **2006**Exterior Finish 1: **100 % Vinyl Siding**Exterior Finish 2: **0 %**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 % S-2**IBC Occupancy Type 2: **0 %**Construction Type: **Wood Framed**IBC Construction Type: **V-B**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	<b>\$7.00</b>
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	<b>\$96,000</b>
Priority Class 3:	<b>\$4,480</b>	Facility Replacement Cost per Square Foot:	<b>\$150</b>
Grand Total:	<b>\$4,480</b>	FCNI:	<b>5%</b>

**VEHICLE STORAGE BUILDING**

SPWB Facility Condition Analysis - 3141

Survey Date: 6/27/2012

## VEHICLE STORAGE BUILDING BUILDING REPORT

The Vehicle Storage Building is an engineered metal structure on a concrete foundation. The facility is uninsulated and is not heated or cooled.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$4,000****Long-Term Needs****Four to Ten Years**

Project Index #: 3141EXT1

Construction Cost **\$4,000****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**Gross Area (square feet): **4,000**Year Constructed: **2006**Exterior Finish 1: **100 % Metal Siding**Exterior Finish 2: **0 %**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 % S-2**IBC Occupancy Type 2: **0 %**Construction Type: **Metal Building**IBC Construction Type: **II-B**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	<b>\$1.00</b>
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	<b>\$340,000</b>
Priority Class 3:	<b>\$4,000</b>	Facility Replacement Cost per Square Foot:	<b>\$85</b>
Grand Total:	<b>\$4,000</b>	FCNI:	<b>1 %</b>

**REARING BUILDING**

SPWB Facility Condition Analysis - 3140

Survey Date: 6/27/2012

## REARING BUILDING BUILDING REPORT

The Rearing Building is a concrete masonry unit and steel framed structure on a concrete foundation. The facility has several concrete raceways for the rearing of trout.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: \$32,264

**Long-Term Needs****Four to Ten Years**

Project Index #: 3140EXT1

Construction Cost \$32,264

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 32,264

Year Constructed: 2006

Exterior Finish 1: 50 % Metal Siding

Exterior Finish 2: 50 % Concrete Masonry U

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-2

IBC Occupancy Type 2: 0 %

Construction Type: Concrete Masonry &amp; Steel

IBC Construction Type: II-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,742,000
Priority Class 3:	\$32,264	Facility Replacement Cost per Square Foot:	\$85
Grand Total:	\$32,264	FCNI:	1 %

**WATER TANK**

SPWB Facility Condition Analysis - 3139

Survey Date: 6/27/2012

## WATER TANK BUILDING REPORT

The water tank is an above ground storage tank located up the hill due west of the hatchery. It has a capacity of 20,000 gallons. Water from the spring is pumped up to the tank which then gravity feeds the domestic water for the site

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: \$1,000

**Long-Term Needs**

Four to Ten Years

Project Index #: 3139EXT1

**EXTERIOR FINISHES**

Construction Cost \$1,000

It is important to maintain the finish, weather resistance and appearance of the water tank. This project would provide for the painting of the water tank and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 4-5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

Gross Area (square feet): 200

Year Constructed: 2006

Exterior Finish 1: 100 % Painted Steel

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Steel Water Tank

IBC Construction Type: I-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$100,000
Priority Class 3:	\$1,000	Facility Replacement Cost per Square Foot:	\$500
Grand Total:	\$1,000	FCNI:	1 %

**NDF FIRE TRUCK GARAGE**

SPWB Facility Condition Analysis - 2543

Survey Date: 6/27/2012

## NDF FIRE TRUCK GARAGE BUILDING REPORT

The NDF fire truck garage is a prefabricated metal building on a concrete slab-on-grade foundation with an asphalt composition roof. The interior has gypsum board walls and ceilings. The NDF keeps a fire truck in this building for fire protection.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$1,428****Long-Term Needs****Four to Ten Years**

Project Index #: 2543EXT1

Construction Cost **\$1,428****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 714

Year Constructed: 0

Exterior Finish 1: 100 % Metal Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Metal Building

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$2.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$54,000
Priority Class 3:	\$1,428	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$1,428	FCNI:	3%



**METAL STORAGE BUILDING**

SPWB Facility Condition Analysis - 2542

Survey Date: 6/27/2012

## METAL STORAGE BUILDING BUILDING REPORT

The Metal Storage Building is a round prefabricated structure used as general storage by staff at the fish hatchery. The prefabricated building is accessed by a single door and is located on the south side of the hatchery site.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: \$201

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2542EXT1

**EXTERIOR FINISHES**

Construction Cost \$201

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 201

Year Constructed: 0

Exterior Finish 1: 100 % Galvanized Metal

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-2

IBC Occupancy Type 2: 0 %

Construction Type: Metal Building

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$1.00
Priority Class 2:	\$201	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$201	FCNI:	5%

**DOMESTIC PUMP HOUSE**

SPWB Facility Condition Analysis - 0939

Survey Date: 6/27/2012

## DOMESTIC PUMP HOUSE

### BUILDING REPORT

The Gallagher Fish Hatchery Domestic Pump House is located adjacent to the Hatchery Office/Shop. The wood framed structure sits on a concrete foundation and contains a water pumping system for the residences. The water is pumped to a water storage tower above the residences and gravity feeds the system.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$440**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 0939EXT1**  
**Construction Cost \$440**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 88**  
**Year Constructed: 1966**  
**Exterior Finish 1: 100 % Painted Wood Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1** **Basement? No**  
**IBC Occupancy Type 1: 100 % U**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Framed**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$440</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$9,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$440</b>	<b>FCNI:</b>	<b>5%</b>

**GALLAGHER HATCHERY SHADE SHELTER #1**

SPWB Facility Condition Analysis - 0936

Survey Date: 6/27/2012

**GALLAGHER HATCHERY SHADE SHELTER #1****BUILDING REPORT**

The Gallagher Fish Hatchery Shade Shelter #1 is a structural steel post and beam building with concrete raceways which support fish rearing activities.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$22,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0936EXT1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$22,000**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for painting of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 11,000****Year Constructed: 1966****Exterior Finish 1: 75 % Chain Link Fence****Exterior Finish 2: 25 % Metal Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Concrete & Steel****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$2.00</b>
<b>Priority Class 2:</b>	<b>\$22,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$825,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$22,000</b>	<b>FCNI:</b>	<b>3%</b>

**GALLAGHER HATCHERY SHADE SHELTER NORTH**

SPWB Facility Condition Analysis - 0935

Survey Date: 6/27/2012

**GALLAGHER HATCHERY SHADE SHELTER NORTH****BUILDING REPORT**

The Gallagher Fish Hatchery Shade Shelter North is located approximately 1 mile north of the main Hatchery site. The wood post and beam structure with concrete raceways is in poor to fair condition. The facility is no longer in use.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$1,500****Long-Term Needs****Four to Ten Years****Project Index #: 0935EXT2****DEMOLISH STRUCTURE****Construction Cost \$1,500**

The structure is delapidated and deteriorating and is over 50 years of age. It is no longer in use. This project would provide funding for the demolition and disposal of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 804****Year Constructed: 1955****Exterior Finish 1: 50 % Wood Picket Fencing****Exterior Finish 2: 50 % Chicken Wire****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Wood Framed****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$1.87</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$80,000</b>
<b>Priority Class 3:</b>	<b>\$1,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$1,500</b>	<b>FCNI:</b>	<b>2%</b>

**GALLAGHER FISH HATCHERY RESIDENCE #6**

SPWB Facility Condition Analysis - 0934

Survey Date: 6/27/2012

**GALLAGHER FISH HATCHERY RESIDENCE #6****BUILDING REPORT**

The Gallagher Fish Hatchery Residence #6 is a wood framed structure on a concrete foundation. There is an attached two car garage to the residence. It contains bedrooms, bathrooms, a kitchen, living and dining space.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****SMOKE ALARM INSTALLATION****Project Index #: 0934SFT1****Construction Cost \$1,000**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$11,500****Necessary - Not Yet Critical****Two to Four Years****CONCRETE REPLACEMENT****Project Index #: 0934SIT1****Construction Cost \$6,000**

The existing concrete driveway is cracked, spalling and presents a tripping hazard to pedestrians. Exposure to the weather has contributed to the damage and deterioration. It is believed the concrete is part of the original construction. This project would provide funding for the removal and disposal of the existing concrete and the installation of a new 4" thick concrete driveway. This project should coincide with other concrete work recommended for the site. This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

**INTERIOR FINISHES****Project Index #: 0934INT1****Construction Cost \$5,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,500****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0934EXT1****Construction Cost \$5,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,100**  
**Year Constructed: 1966**  
**Exterior Finish 1: 100 % Vinyl Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % R-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Framed**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$16.36</b>
<b>Priority Class 2:</b>	<b>\$11,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$192,000</b>
<b>Priority Class 3:</b>	<b>\$5,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$18,000</b>	<b>FCNI:</b>	<b>9%</b>

**GALLAGHER FISH HATCHERY RESIDENCE #5**

SPWB Facility Condition Analysis - 0933

Survey Date: 6/27/2012

**GALLAGHER FISH HATCHERY RESIDENCE #5****BUILDING REPORT**

The Gallagher Fish Hatchery Residence #5 is a wood framed structure on a concrete foundation. There is an attached two car garage to the residence. It contains bedrooms, bathrooms, a kitchen, living and dining space.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****Project Index #: 0933SFT1****SMOKE ALARM INSTALLATION****Construction Cost \$1,000**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$11,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0933SIT1****CONCRETE REPLACEMENT****Construction Cost \$6,000**

The existing concrete driveway is cracked, spalling and presents a tripping hazard to pedestrians. Exposure to the weather has contributed to the damage and deterioration. It is believed the concrete is part of the original construction. This project would provide funding for the removal and disposal of the existing concrete and the installation of a new 4" thick concrete driveway. This project should coincide with other concrete work recommended for the site. This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

**Project Index #: 0933INT1****INTERIOR FINISHES****Construction Cost \$5,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,500****Long-Term Needs****Four to Ten Years****Project Index #: 0933EXT1****EXTERIOR FINISHES****Construction Cost \$5,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,100**  
**Year Constructed: 1965**  
**Exterior Finish 1: 100 % Vinyl Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % R-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Framed**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$16.36</b>
<b>Priority Class 2:</b>	<b>\$11,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$192,000</b>
<b>Priority Class 3:</b>	<b>\$5,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$18,000</b>	<b>FCNI:</b>	<b>9%</b>



**GALLAGHER FISH HATCHERY RESIDENCE #4**

SPWB Facility Condition Analysis - 0932

Survey Date: 6/27/2012

**GALLAGHER FISH HATCHERY RESIDENCE #4****BUILDING REPORT**

The Gallagher Fish Hatchery Residence #4 is a wood framed structure on a concrete foundation. There is an attached two car garage to the residence. It contains bedrooms, bathrooms, a kitchen, living and dining space.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****SMOKE ALARM INSTALLATION****Project Index #: 0932SFT1****Construction Cost \$1,000**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$11,500****Necessary - Not Yet Critical****Two to Four Years****CONCRETE REPLACEMENT****Project Index #: 0932SIT1****Construction Cost \$6,000**

The existing concrete driveway is cracked, spalling and presents a tripping hazard to pedestrians. Exposure to the weather has contributed to the damage and deterioration. It is believed the concrete is part of the original construction. This project would provide funding for the removal and disposal of the existing concrete and the installation of a new 4" thick concrete driveway. This project should coincide with other concrete work recommended for the site. This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

**INTERIOR FINISHES****Project Index #: 0932INT1****Construction Cost \$5,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,500****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0932EXT1****Construction Cost \$5,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,100**  
**Year Constructed: 1965**  
**Exterior Finish 1: 100 % Vinyl Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % R-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Framed**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$16.36</b>
<b>Priority Class 2:</b>	<b>\$11,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$192,000</b>
<b>Priority Class 3:</b>	<b>\$5,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$18,000</b>	<b>FCNI:</b>	<b>9%</b>

**GALLAGHER HATCHERY RESIDENCE #3 GARAGE**

SPWB Facility Condition Analysis - 0931

Survey Date: 6/27/2012

**GALLAGHER HATCHERY RESIDENCE #3 GARAGE****BUILDING REPORT**

The Gallagher Hatchery Residence #3 Garage is a wood framed structure with wood siding, concrete foundation and a new asphalt composition roof. The garage is currently used for storage.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$3,040****Necessary - Not Yet Critical****Two to Four Years****CONCRETE APRON INSTALLATION****Project Index #: 0931SIT1****Construction Cost \$1,600**

The area in front of the garage is a mixture of grass and gravel. To make access to the garage more convenient, it is recommended that a 10' x 16' concrete apron be installed. This project would provide for a 4" thick concrete slab-on-grade including grading and soil compaction.

This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

**EXTERIOR FINISHES****Project Index #: 0931EXT1****Construction Cost \$1,440**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 288****Year Constructed: 1955****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Wood Framed****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.56</b>
<b>Priority Class 2:</b>	<b>\$3,040</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$22,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$3,040</b>	<b>FCNI:</b>	<b>14%</b>

**GALLAGHER HATCHERY RESIDENCE #2 GARAGE**

SPWB Facility Condition Analysis - 0929

Survey Date: 6/27/2012

**GALLAGHER HATCHERY RESIDENCE #2 GARAGE****BUILDING REPORT**

The Gallagher Hatchery Residence #2 Garage is a wood framed structure with aluminum siding, concrete foundation and a new asphalt composition roof.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,440****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0929EXT1****Construction Cost \$1,440****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 288****Year Constructed: 1966****Exterior Finish 1: 100 % Aluminum Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Wood Framed****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$1,440</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$22,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$1,440</b>	<b>FCNI:</b>	<b>7%</b>

**GALLAGHER FISH HATCHERY RESIDENCE #2**

SPWB Facility Condition Analysis - 0928

Survey Date: 6/27/2012

**GALLAGHER FISH HATCHERY RESIDENCE #2****BUILDING REPORT**

The Gallagher Fish Hatchery Residence #2 is a wood framed structure with a composition roofing system on a concrete foundation. There is a full basement with a radon monitoring system. It has bedrooms, bathrooms, living space and a kitchen / dining area.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$2,000****Currently Critical****Immediate to Two Years****EXTERIOR STAIR HANDRAIL INSTALLATION****Project Index #: 0928SFT2****Construction Cost \$1,000**

The concrete exterior stairs at the entry are lacking a handrail as required in section R311.7.8 of the 2012 International Residential Code. This project would provide for a tubular steel framed handrail to be installed in accordance with the code.

**SMOKE ALARM INSTALLATION****Project Index #: 0928SFT1****Construction Cost \$1,000**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$5,500****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 0928INT1****Construction Cost \$5,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,500****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0928EXT1****Construction Cost \$5,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,100**  
**Year Constructed: 1956**  
**Exterior Finish 1: 100 % Vinyl Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? Yes**  
**IBC Occupancy Type 1: 100 % R-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Framed**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$2,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$11.82</b>
<b>Priority Class 2:</b>	<b>\$5,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$192,000</b>
<b>Priority Class 3:</b>	<b>\$5,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$13,000</b>	<b>FCNI:</b>	<b>7%</b>

**GALLAGHER HATCHERY RESIDENCE #1 GARAGE**

SPWB Facility Condition Analysis - 0927

Survey Date: 6/27/2012

**GALLAGHER HATCHERY RESIDENCE #1 GARAGE****BUILDING REPORT**

The Gallagher Hatchery Residence #1 Garage is constructed with painted CMU walls, wood framed gable roof on a concrete foundation.

This building currently is used for storage.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$3,940****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0927EXT2****Construction Cost \$1,440**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**FASCIA AND SIDING REPLACEMENT****Project Index #: 0927EXT1****Construction Cost \$2,500**

The fascia and wood siding on the gables is weather beaten, worn, and twisted, and is showing signs of considerable wear. It is recommended that all the fascia and wood siding be replaced and finished.

This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

**BUILDING INFORMATION:****Gross Area (square feet): 288****Year Constructed: 1966****Exterior Finish 1: 100 % Painted CMU****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units & Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$13.68</b>
<b>Priority Class 2:</b>	<b>\$3,940</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$22,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$3,940</b>	<b>FCNI:</b>	<b>18%</b>

**GALLAGHER FISH HATCHERY RESIDENCE #1**

SPWB Facility Condition Analysis - 0926

Survey Date: 6/27/2012

**GALLAGHER FISH HATCHERY RESIDENCE #1****BUILDING REPORT**

The Gallagher Fish Hatchery Residence #1 is a wood framed structure with a composition roofing system on a concrete foundation. There is a full basement with a radon monitoring system.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****SMOKE ALARM INSTALLATION****Project Index #: 0926SFT1****Construction Cost \$1,000**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$5,500****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 0926INT1****Construction Cost \$5,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$5,500****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0926EXT1****Construction Cost \$5,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning the vinyl siding and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be cleaned and caulked in the next 5-7 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.



**BUILDING INFORMATION:**

**Gross Area (square feet): 1,100**  
**Year Constructed: 1965**  
**Exterior Finish 1: 100 % Vinyl Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? Yes**  
**IBC Occupancy Type 1: 100 % R-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Framed**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$1,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.91</b>
<b>Priority Class 2:</b>	<b>\$5,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$192,000</b>
<b>Priority Class 3:</b>	<b>\$5,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$12,000</b>	<b>FCNI:</b>	<b>6%</b>

**GALLAGHER FISH HATCHERY OFFICE & SHOP**

SPWB Facility Condition Analysis - 0923

Survey Date: 6/27/2012

**GALLAGHER FISH HATCHERY OFFICE & SHOP****BUILDING REPORT**

The Gallagher Fish Hatchery Office and Shop is a pre-cast concrete structure with a flat EDPM ballasted roof. The Shop portion is located on the lower level of the two story building which also contains a storage area. Large overhead coiling doors provide access for vehicle and equipment servicing. The upper level includes Men's and Women's restrooms which are mostly ADA compliant, office space and is open to the public. The upper level public space is not ADA accessible.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$65,928****Currently Critical****Immediate to Two Years****ADA ENTRANCE AND PATH OF TRAVEL****Project Index #: 0923ADA1****Construction Cost \$2,500**

The existing exterior entrance door and threshold to the Office are not accessible and there is no accessible path of travel inside the building. This project would provide for a new accessible door and threshold assembly including removal of the existing door assembly and installation of the new accessible door assembly and a compliant path of travel throughout the upper floor and to the accessible restroom. ADA compliant signage is also included in this project. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**BAT AND BIRD ABATEMENT****Project Index #: 0923ENV1****Construction Cost \$2,000**

There are numerous bat and bird droppings throughout the inside and outside of the building. Due to the potential risk of disease, this project provides for treatment and clean up of the pests by a licensed pest control business.

**EXIT SIGN AND EGRESS LIGHTING UPGRADE****Project Index #: 0923SFT3****Construction Cost \$1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

**FIRE ALARM SYSTEM INSTALLATION****Project Index #: 0923SFT5****Construction Cost \$12,984**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

**FIRE SUPPRESSION SYSTEM INSTALLATION****Project Index #: 0923SFT4****Construction Cost \$45,444**

The building is partially a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken. This project does NOT include the possible need of a water storage tank for fire protection water storage.

## **INTERIOR STAIR HANDRAIL REPLACEMENT**

**Project Index #: 0923SFT6**  
**Construction Cost \$1,000**

The interior stair handrails are older and do not meet code for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and they are installed on only one side of the stair. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports in accordance with the 2012 IBC Chapter 10, Section 1012.

## **WATER HEATER SEISMIC BRACING**

**Project Index #: 0923SFT1**  
**Construction Cost \$500**

The water heater is not seismically anchored to the structure. This project would provide funding for seismic bracing of the water heater to the structure.

This project or a portion thereof was previously recommended in the FCA report dated 08/17/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/27/2012.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$53,099**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **EXTERIOR FINISHES**

**Project Index #: 0923EXT1**  
**Construction Cost \$16,230**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is cleaning and sealing the concrete, sanding, priming and painting the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

## **INTERIOR FINISHES**

**Project Index #: 0923INT1**  
**Construction Cost \$11,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. The non-painted walls in the shop area are excluded from the estimate.

## **LIGHTING UPGRADE**

**Project Index #: 0923ENR2**  
**Construction Cost \$4,869**

The existing lighting fixtures are the older fluorescent type T-12's, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

## **OVERHEAD DOOR REPLACEMENT**

**Project Index #: 0923EXT2**  
**Construction Cost \$15,000**

Three of the four 10'x14' overhead coiling doors are damaged and do not function properly. The other overhead door was recently replaced. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated insulated overhead coiling doors.

## **WATER HEATER REPLACEMENT**

**Project Index #: 0923PLM1**  
**Construction Cost \$1,500**

There is a 40 gallon propane-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new propane-fired water heater with seismic bracing be installed. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #: 0923ENR1**  
**Construction Cost \$4,500**

## **WINDOW REPLACEMENT**

The windows are original, dual pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 6 units. Removal and disposal of the existing windows is included in this estimate.

## **BUILDING INFORMATION:**

**Gross Area (square feet): 3,246**  
**Year Constructed: 1966**  
**Exterior Finish 1: 100 % Precast Concrete**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 2      Basement? No**  
**IBC Occupancy Type 1: 80 % S-3**  
**IBC Occupancy Type 2: 20 % B**  
**Construction Type: Concrete & Steel**  
**IBC Construction Type: II-B**  
**Percent Fire Suppressed: 0 %**

## **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$65,928</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$36.67</b>
<b>Priority Class 2:</b>	<b>\$53,099</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$812,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$119,027</b>	<b>FCNI:</b>	<b>15%</b>

**GALLAGHER FISH HATCHERY**

SPWB Facility Condition Analysis - 0922

Survey Date: 6/27/2012

**GALLAGHER FISH HATCHERY****BUILDING REPORT**

The Gallagher Fish Hatchery Building is a pre-cast concrete structure with a ballasted flat roof. The building contains all of the equipment necessary to fertilize fish eggs for producing small trout fry, after which they are transferred into other appropriate rearing ponds and raceways around the Hatchery site. Adjacent to the Hatchery portion of the building is a storage area for equipment, cleaning supplies, and fish food.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$24,120****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING INSTALLATION****Project Index #: 0922SFT3****Construction Cost \$2,000**

The building does not have any emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

**FIRE ALARM SYSTEM INSTALLATION****Project Index #: 0922SFT2****Construction Cost \$21,120**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

**FIRE EXTINGUISHER INSTALLATION****Project Index #: 0922SFT1****Construction Cost \$1,000**

The building does not have a portable fire extinguisher available. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in the building. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$117,720****Necessary - Not Yet Critical****Two to Four Years****AIR CONDITIONER REPLACEMENT****Project Index #: 0922HVA1****Construction Cost \$2,500**

The building is cooled by an older portable air conditioner. The portable air conditioner is not sufficient to cool the entire space in the warmer months of the year. It is recommended to install an air conditioning system in the building to ensure that the temperature is properly regulated. This project would provide for the purchase and installation of a permanent air conditioner including all required connections to existing utilities.

**EXTERIOR DOOR REPLACEMENT****Project Index #: 0922EXT3****Construction Cost \$3,000**

Two of the three exterior metal man doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the two doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

**Project Index #: 0922EXT1**  
**Construction Cost \$26,400**

## EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete walls and caulking of the windows, flashing, fixtures, cracks in the concrete and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**Project Index #: 0922INT1**  
**Construction Cost \$26,400**

## INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 0922ENR1**  
**Construction Cost \$7,920**

## LIGHTING UPGRADE

The existing lighting fixtures are the older incandescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts or compact fluorescent lamps (CFL's) are suggested. Occupancy sensors will be installed in utility closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**Project Index #: 0922PLM2**  
**Construction Cost \$1,500**

## WATER HEATER REPLACEMENT

There is a 40 gallon electric water heater in the building that is 7 years old and is not seismically braced. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater with seismic bracing be installed. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #: 0922PLM1**  
**Construction Cost \$50,000**

## WATER MAIN REPLACEMENT

The main water intake for the hatchery is leaking inside the building and is not equipped with a shut-off valve. This project recommends replacing the water line with a new line and shut-off valve. The estimate includes temporary measures to control the water flow from the natural spring and removal and replacement of the piping. This project provides for an engineered system which will conform to all required environmental rules and regulations including NDEP.

## BUILDING INFORMATION:

**Gross Area (square feet): 5,280**  
**Year Constructed: 1966**  
**Exterior Finish 1: 100 % Precast Concrete**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % F-2**  
**IBC Occupancy Type 2: %**  
**Construction Type: Precast Concrete & Steel**  
**IBC Construction Type: III-B**  
**Percent Fire Suppressed: 0 %**

## PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<b>Priority Class 1:</b>	<b>\$24,120</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$26.86</b>
<b>Priority Class 2:</b>	<b>\$117,720</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,320,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$141,840</b>	<b>FCNI:</b>	<b>11 %</b>

**NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Gallagher Fish Hatchery Site – FCA Site #9881  
Description: Off-site parking along road at office entrance.



Residence #2 Garage – FCA Building #3146  
Description: Exterior of the building.





Residence #1 Garage – FCA Building #3145  
Description: Exterior of the building.



Control Box #2 – FCA Building #3144  
Description: Exterior of the building.





Control Box #1 – FCA Building #3143  
Description: Exterior of the building.



Emergency Generator Building – FCA Building #3142  
Description: Exterior of the building.





Vehicle Storage Building – FCA Building #3141  
Description: Exterior of the building.



Rearing Building – FCA Building #3140  
Description: Exterior of the building.



NDF Fire Truck Garage – FCA Building #2543  
Description: Exterior of the building.



Domestic Pump House – FCA Building #0939  
Description: Exterior of the building.





Gallagher Fish Hatchery Shade Shelter #1 – FCA Building #0936

Description: Exterior of the structure.



Gallagher Fish Hatchery Shade Shelter North – FCA Building #0935

Description: Exterior of the structure.





Gallagher Fish Hatchery Residence #6 – FCA Building #0934  
Description: Exterior of the building.



Gallagher Fish Hatchery Residence #5 – FCA Building #0933  
Description: Exterior of the building.





Gallagher Fish Hatchery Residence #4 – FCA Building #0932  
Description: Exterior of the building.



Gallagher Fish Hatchery Residence #3 Garage – FCA Building #0931  
Description: Exterior of the building.





Gallagher Fish Hatchery Residence #2 Garage – FCA Building #0929  
Description: Exterior of the building.



Gallagher Fish Hatchery Residence #2 – FCA Building #0928  
Description: Exterior of the building.





Gallagher Fish Hatchery Residence #1 Garage – FCA Building #0927  
Description: Exterior of the building.



Gallagher Fish Hatchery Residence #1 – FCA Building #0926  
Description: Exterior of the building.





Gallagher Fish Hatchery Office & Shop – FCA Building #0923  
Description: Main / public entrance into building.



Gallagher Fish Hatchery Office & Shop – FCA Building #0923  
Description: Exterior of the building.



Gallagher Fish Hatchery – FCA Building #0922  
Description: Exterior of the building.



Gallagher Fish Hatchery – FCA Building #0922  
Description: Interior view of the building.